

FEE \$	5 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	54337
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

pc fcp

3015-1736-011

ORCHARD * THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 104 ~~WEST~~ ST #3 TAX SCHEDULE NO. ? 2945-112-00-028

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER LOUIS BRACHI NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 104 W 1ST NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243-0201 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT ALCO BUILDING DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 529 25 1/2 ROAD interior walls only

(2) TELEPHONE 242-1423

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ZONE B-2 Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL

Special Conditions: interior

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 25 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 12-1-95

Department Approval [Signature] Date 12-1-95 *no change*

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. N/A - in use or employees

Utility Accounting [Signature] Date 12-1-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)